PUBLIC WORKS AND ELECTRICITY SECRETARIAT

Quarters (C and D Type) in Vasanthanagar and Jayamahal Extensions in Bangalore City

CIRCULAR

No. PWD 107 PVN 72. BANGALORE DATED THE 2ND/6TH MAY 1974.

There are in all 59 'C' Type and 22 'D' Type houses in Vasanthanagar and Jayamahal Extensions in Bangalore and they are at present allotted to officers according to priority in the waiting list. These quarters were meant for providing quick accommodation to officers who come to Bangalore on transfer and are stranded for want of residential accommodation. However, in practice, these quarters are in the occupation of officers who are permanently stationed in Bangalore and also by those who continue to occupy them in spite of their transfers outside Bangalore with the result that there is a large number of officers in the Waiting list some of whome have been waiting for more than five years for allotment.

2. Government have considered the question of utilising the few Government Quarters mentioned above to the best advantage and have decided that these houses should be treated as essentially "tranist accommodation" to be given to officers who go to Bangalore on transfer and who are in need of immediate accommodation till they secure suitable accommodation for themselves. With a view to securing this objective, the accompanying revised rules are framed and they shall come into force with effect from the date of publication.

3. Such of the Government Servants as are not in occupation of the quarters are given six months' time during which period they should arrange to secure alternative accommodation and to vacate these quarters before the said period.

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Rules for the occupation of Government Quarters at Jayamahal and Vasanthanagar Extensions

1. (a) Applications from Government servants who are not liable for transfer will not be considered for allotment of 'C' Type and 'D' Type Quarters situated in Vasanthanagar and Jayamahal Extensions, Bangalore. Allotment of Quarters will be made to the Karnataka Government Servants on the basis of the priority maintained in the Waiting list.

(b) Allotment of 'C' Type Quarters will be made to the Karnataka Government Servants drawing emoluments above Rs. 500 - per month.

(c) Allotment of 'D' Type Quarters will be made to the Karnataka Government Servants (other than Class IV) drawing emoluments of Rs 500/- and below.

(d) Out of 59 'C' Type Quarters in Vasanthanagar and Jayamahal, 20 Quarters shall be reserved for Karnataka Government Servants drawing above Rs. 1 000/- and the remaining 39 'C' Type Quarters for Government servants drawing salary between Rs. 500/- and Rs. 1 000/-.

(e) The houses shall be allotted for occupation for a period not exceeding two years during which period the officers should go in for and secure alternate accommodation.

(f) Government Servants who have houses of their own in their names or in the names of their wives or their dependent children and those in occupation of rented houses are not eligible for allotment of these quarters.

(g) Government servants who have been now in occupation of the quarters for more than two years are not eligible to continue in the quarters further.

2. Applications shall be registered giving Sl. Nos. in the Waiting List maintained for this purpose. Applicants should renew their applications quarterly. Failure to so renew for two successive quarters will result in removal of their names from the waiting list without any intimation.

3. 15 percent of the above said Quarters will continue to be reserved for allotment to the officers belonging to the Schedule Castes and Schedule Tribes.

4. While making theallotments of houses, preference may be shown as far as possible to Government servants borne on the Establishment of Chairman, Legislative Council, Speaker Legislative Assembly, Ministers Ministers of State, Deputy Ministers and to Secretaries to Government and to Heads of Departments.

5. Non-occupation of a house allotted for a period of 15 days will forfeit the claim of the allottee and the allotment shall be cancelled without any intimation.

6. Subject to the provision of rule 1. Karnataka Government servants in foreign service may be permitted to occupy these quarters and they are charged rent as in Rule 8.

7. Declarations by the officers of Karnataka Government to the effect that they do not own houses in Bangalore City in their own name or in the name of their wives or their depended children and that they are not occupying rented houses should be taken and insisted upon at the time of registration and also at the time of allotment.

8. The rent on the houses shall be charged at 7 percent of the Capital cost of 15 percent of the salary whichever is more.

9. Rent on the houses shall be charged from the date of occupation or 5th day after receipt of intimation of allotment whichever is earlier.

10. When an allottee in occupation of house is transferred out of Bangalore in the middle of the term/year, permission for continued occupation may be granted till the end of academic term or year, as the case may be.

11. Levy of penal rates of rent in cases where the allottees do not vacate the quarters on transfer or on retirement or on expiry of two years from the dat of occupation or on construction of a houses in Bangalore in his name or in the name of his wife etc., shall be regulated as under.

For the first month	....	The usual rent *viz.* 7 percent of the capital cost of the building or 15 per cent of the salary whichever is more.
For the Second and 3rd months thereafter	....	Three times the usual rent.
For the period after 3 months	....	Five times the usual rent.

12. Sub-letting the building or any portion thereof by the allottee is prohibited. If the permises are sublet, the allottee will be liable for penal rent and/or eviction.

13. Points not covered in these rules will be governed by the General Rules in this behalf contained in Appendix IV of Karnataka Civil Service Rules, 1958.